



## 10219 Maple Brook Place Calgary Alberta

\$710,000

\*\*\* A Rare Find in Maple Ridge. This is your opportunity to own a beautifully updated, move-in-ready bungalow in one of Calgary's most established golf course communities - complete with a huge primary bedroom, finished basement, and designer kitchen updates. Enjoy a spacious and flexible layout with 4 bedrooms and 2 bathrooms, including: A massive primary suite with double closets on the main floor, two additional main floor bedrooms, a fourth bedroom in the fully finished basement, ideal for guests, teens, or a home office. The main level offers a welcoming living room with a wood-burning fireplace, an open dining area, and a stylishly updated kitchen featuring: Refaced cabinetry, trendy backsplash and tile, stone countertops, stainless steel appliances, - Perfect for cooking, entertaining, or gathering with family and friends. Thoughtful updates throughout include: Many new doors and windows, roof 2019, vinyl plank flooring 2023, entire home painted inside and out 2024, air conditioning, 2021 new furnace 2021, new washer & dryer 2021, new hot water tank 2025, updated lighting, window coverings & fireplace tile, egress window in the basement bedroom and backwater valve in the basement. Set on a quiet street in Maple Ridge, you'll love the mature trees, strong community feel, and unbeatable access to: 3 excellent schools that are sooo close (RT Alderman, Maple Ridge Elementary & Dame de la Paix), two nearby golf courses (Maple Ridge & Willow Park), two off-leash dog park (Sue Higgins Park/Maple Ridge), shopping and daily essentials, and major commuter routes. This is more than a home - it's a turnkey lifestyle in one of Calgary's most desirable neighbourhoods. Don't miss your chance - book your private showing today! (id:6769)

4pc Bathroom 7.17 Ft x 4.92 Ft

Bedroom 14.08 Ft x 9.00 Ft

Recreational, Games room 22.67 Ft x 28.17 Ft

Laundry room 8.08 Ft x 10.50 Ft

Storage 12.58 Ft x 13.25 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Primary Bedroom 13.08 Ft x 14.75 Ft

Bedroom 9.42 Ft x 9.08 Ft

Bedroom 8.92 Ft x 14.00 Ft

Dining room 6.25 Ft x 9.00 Ft

Kitchen 13.42 Ft x 12.17 Ft

Living room 12.50 Ft x 19.08 Ft

Listing Presented By:



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